

**COUNTY OF LOUDOUN**  
**DEPARTMENT OF BUILDING AND DEVELOPMENT**  
**MEMORANDUM**

**DATE:** March 31, 2015

**TO:** Lauren Murphy, Project Manager

**FROM:** Brian Fish, Planner, Zoning

**CC:** Mark Stultz, Acting Zoning Administrator

**CASE NUMBER AND NAME:** CAPP-2015-0002, Nancy B. Givens

**TAX MAP/PARCEL NUMBER:** /45////////87B

**PIN/MCPI:** 420-26-4907

Staff has reviewed the referral materials for a proposed detached garage to be located on the above referenced property in the Goose Creek Historic District, to be heard at the April 13, 2015 meeting of the Historic District Review Committee. The property is zoned AR-1 (Agricultural Rural) under the *Revised 1993 Loudoun County Zoning Ordinance* ("Ordinance"), and contains 10.00 acres. The subject property contains areas of steep slopes, and is therefore subject to the additional development standards contained in Section 5-1508 of the Ordinance. The subject property has common boundaries with four other properties, all of which are also within the AR-1 Zoning District.

The subject property does not meet current Ordinance requirements for minimum lot size. However, the parcel is assumed to be a legally non-conforming lot, and therefore subject to the conditions contained in Section 1-404(A) of the Ordinance. Section 1-404(A) states in part that "If a lot was recorded prior to the effective date of this Zoning Ordinance, or is hereafter created in conformity with Section 1-103(H), and such lot met the requirements of the Zoning Ordinance in effect at the time of recordation, or complies with Section 1-103(H), then such lot may be used for any use permitted in the Zoning District in which it is located even though it does not meet the lot requirements of the district, provided all the other regulations of this Ordinance can be satisfied."

Due to the presence of steep slopes on the subject property, Locational Clearance must be obtained prior to the issuance of any Zoning Permits, pursuant to Sections 5-1508(F)(1) of the Ordinance.

A private garage is a permitted residential accessory structure pursuant to Section 5-101(A)(8) of the Ordinance. Materials submitted by the Applicant show the proposed garage will meet all required yards and setbacks. Provided the Applicant obtains locational clearance for the proposed detached garage, there are no Zoning issues with this application.